



Mark H. Shear

Details on the
property located at

**5 Rittenhouse Rd
Worcester, MA 01602
(West Side)**

MLS # 3765910
Single Family - Detached

List Price: \$410,000

Berman Property Solutions

201 Park Ave.
Worcester, MA 01609
508-769-9419
[mshear@bermanpropertysolutions.c
om](mailto:mshear@bermanpropertysolutions.com)

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**Single Family - Detached**

5 Rittenhouse Rd
Worcester, MA: West Side, 01602-1427
Worcester County

List Price: **\$410,000**

Style: **Tudor**

Total Rooms: **8**

Color: **Stucco/Ivy**

Bedrooms: **4**

Grade School: **Flagg St**

Bathrooms: **2f 1h**

Middle School: **Forest Grove**

Main Bath:

High School: **Doherty High**

Fireplaces: **1**

Approx. Acres: **0.29 (12,526 SqFt)**

Approx. Street Frontage: **211 Ft.**

Handicap Access/Features:

Directions: **House is a corner lot Southern corner at Frontenac & Rittenhouse. (Access off S. Flagg or Richmond)**

Amazing bones – just needs TLC &/or investor's touch to restore its beauty & elegance! This 1932 Tudor, located in a prominent neighborhood, makes a statement inside & out. Nestled on a 0.29-acre +/- corner lot, it has great street appeal w/an ivy-covered stucco facade, blue-stone walkway & patio, mature landscaping. Perfect for living & entertaining, this 4 BR, 3 BA gem offers a flowing layout w/2,656 +/- SF, spacious rooms, high ceilings, hardwood floors, crown moldings & cozy nooks. Custom front door opens into foyer, leading to formal DR & sunken LR w/fireplace; library/sun rm w/built-ins; BR/office; ½ bath; kitchen w/pantry & breakfast nook. 2nd floor offers spacious BRs: Master BR w/alcove & ¾ en-suite BA; two add'l BR's & full hallway BA. Full basement has family rm area w/built-in bar; ample storage w/cedar closets; laundry rm; bulkhead. Detached 2-car garage, paved driveway. City water & sewer. Easy access to schools, shopping, restaurants, recreation & main roads.

Property Information

Approx. Living Area Total: **2,656 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **2,656 SqFt**

Approx. Below Grade: **658 SqFt**

Living Area Disclosures:

Heat Zones: **2 Steam, Oil**

Cool Zones: **0**

Parking Spaces: **2 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **2 Detached**

Disclosures: **Property is being sold in "As-Is" condition. Minimum Bid \$410,000 plus a 10% Buyers Premium to determine Purchase price. Items remaining on premises at time of Closing become property of the Buyer. 45 days to Close. Successful Bidder will have 45 days to Close on the transaction.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X21	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Sunken, Archway, Crown Molding, Decorative Molding
Dining Room:	1	14X15	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Crown Molding
Kitchen:	1	11X12	Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Breakfast Bar / Nook, Lighting - Overhead
Main Bedroom:	2	15X17	Bathroom - 3/4, Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bedroom 2:	2	11X15	Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Closet - Double
Bedroom 3:	2	15X15	Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Closet - Double
Bedroom 4:	1	9X11	Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bath 1:	2	5X7	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	2	7X8	Bathroom - 3/4, Flooring - Stone/Ceramic Tile
Bath 3:	1	5X7	Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	B	7X18	Dryer Hookup - Electric, Washer Hookup, Laundry Sink
Sun Room:	1	6.5X13	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Play Room:	B	13X21	Cabinets - Upgraded
Workshop:	B	20X22	Closet - Cedar, Closet, Exterior Access

Features

Appliances: **Wall Oven, Countertop Range, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, University**
Basement: **Yes Full**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Items remaining on premises at time of Closing to become property of the Buyer.**
Facing Direction: **North**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**

Electric: **110 Volts, Circuit Breakers**
Exterior: **Stucco**
Exterior Features: **Patio, Gutters**
Flooring: **Tile, Hardwood**
Foundation Size: **1,400**
Hot Water: **Electric**
Insulation: **Unknown**
Interior Features: **Internet Available - Broadband**
Lot Description: **Corner, Wooded, Paved Drive**
Road Type: **Public**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Year Built: **1932** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:25 B:019 L:00022**
Assessed: **\$499,700**
Tax: **\$6,871** Tax Year: **2024**
Book: **63533** Page: **320**
Cert:
Zoning Code: **RS-10**
Map: **25** Block: **19** Lot: **22**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Auction Information

Deposit Required: **\$20,000**

Buyer's Premium: **10%**

Seller's Confirmation/Reserve: **Yes**

Abbreviated Terms: **The AUCTION minimum starting Bid is \$410,000. A 10% Buyers Premium will be added to all bids to determine the Purchase Price (i.e. \$410,000 x 1.10 = \$451,000 Purchase Price) A \$20,000 Deposit in the form of a Bank Cashiers Check must be viewed/accepted by the auctioneer at on-site registration in order to register/qualify as a Bidder. (Check will only be collected from the winning Bidder). Successful Bidder will have 45 days to Close on the transaction. Property is offered "AS-IS" w/out contingencies. Personal property items remaining on premises at time of Closing will become property of the Buyer.**

Office/Agent Information

Listing Office: **Berman Property Solutions**  (508) 753-3989

Listing Agent: **Mark H. Shear**  (508) 769-9419

Team Member(s): **Mark H. Shear**  (508) 769-9419

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Auction**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required, Other (See Special Showing Instructions)**

Showing: Facilitator:

Special Showing Instructions: **Text/Call Auctioneer/Broker Mark Shear at 508-769-9419 to schedule/questions. Showings begin July 8th**

Firm Remarks

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Market Information

Listing Date:

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:

Original Price:

Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

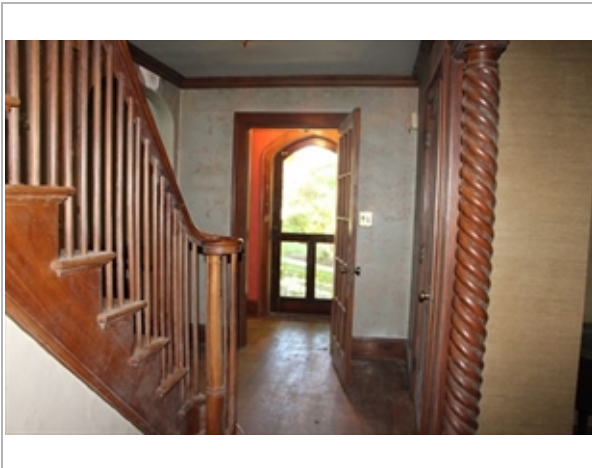
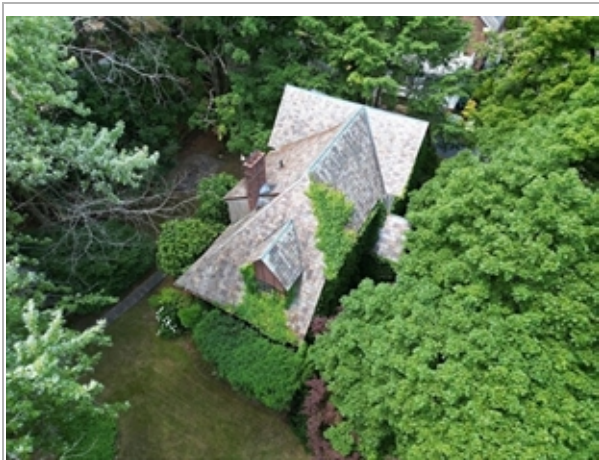
Cash Paid for Upgrades:

Seller Concessions at Closing:

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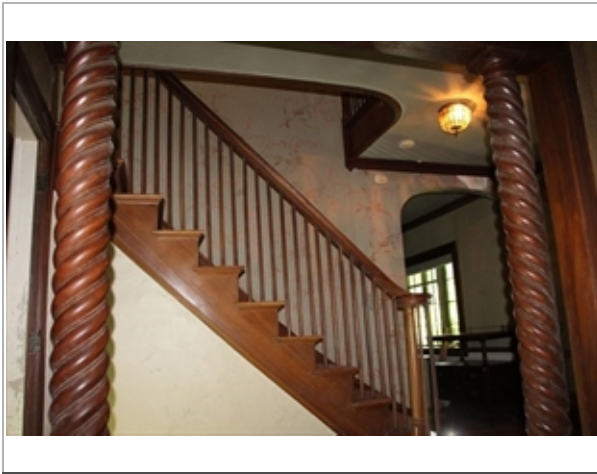
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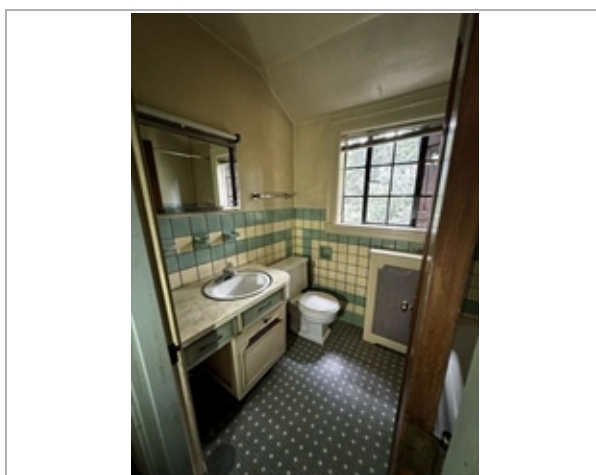
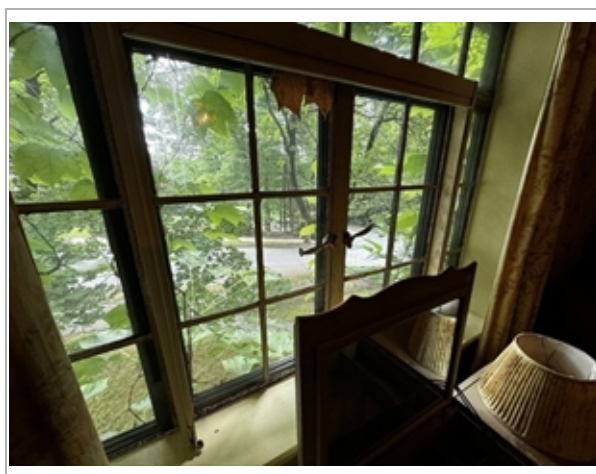
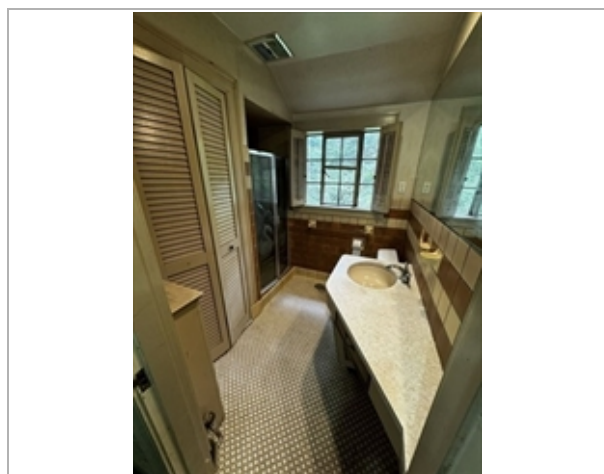
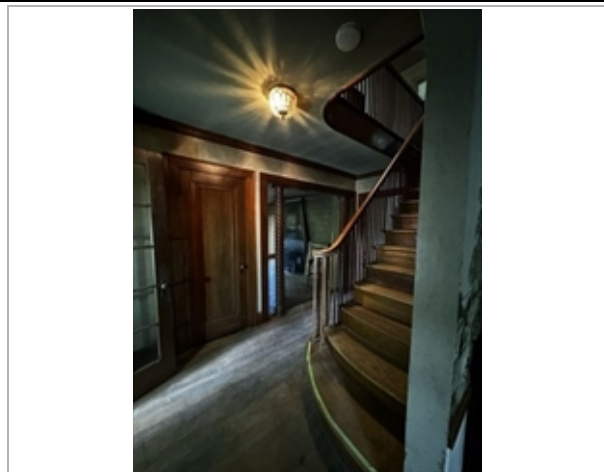
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Features

Appliances: **Wall Oven, Countertop Range, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, University**
Basement: **Yes Full**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Items remaining on premises at time of Closing to become property of the Buyer.**
Facing Direction: **North**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Warranty Features: No**

Electric: **110 Volts, Circuit Breakers**
Exterior: **Stucco**
Exterior Features: **Patio, Gutters**
Flooring: **Tile, Hardwood**
Foundation Size: **1,400**
Hot Water: **Electric**
Insulation: **Unknown**
Interior Features: **Internet Available - Broadband**
Lot Description: **Corner, Wooded, Paved Drive**
Road Type: **Public**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Year Built: **1932** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:25 B:019 L:00022**
Assessed: **\$499,700**
Tax: **\$6,871** Tax Year: **2024**
Book: **63533** Page: **320**
Cert:
Zoning Code: **RS-10**
Map: **25** Block: **19** Lot: **22**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Auction Information

Deposit Required: **\$20,000**

Buyer's Premium: **10%**

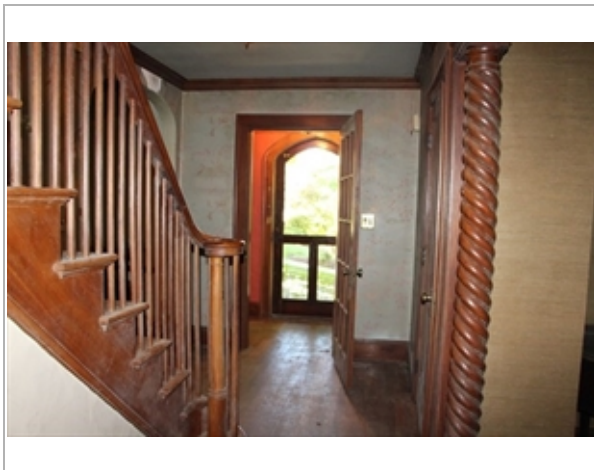
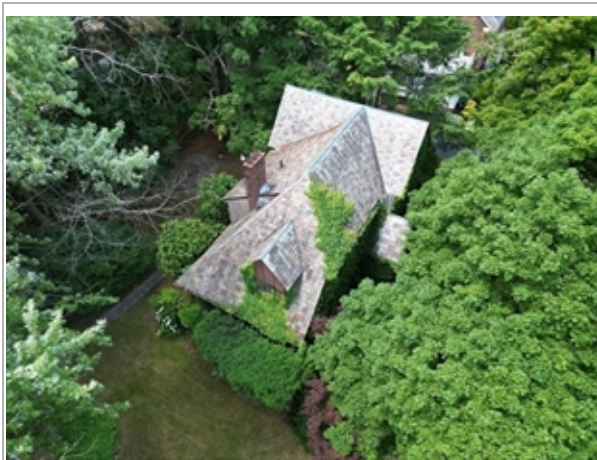
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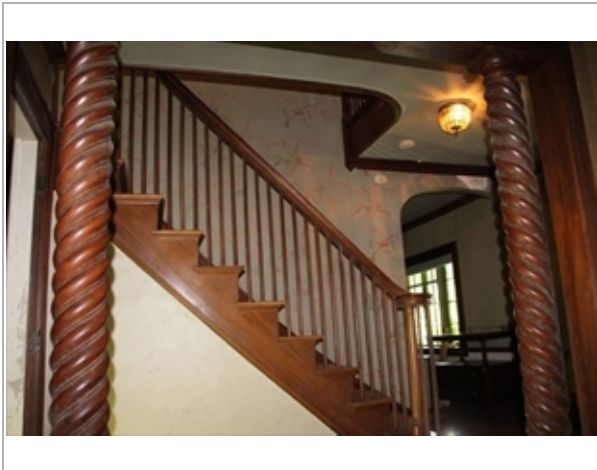
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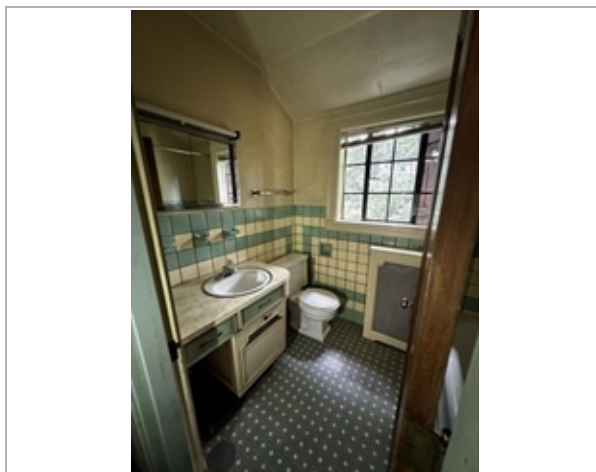
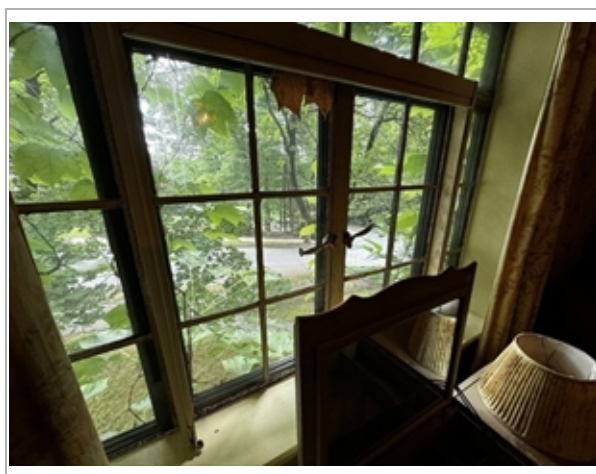
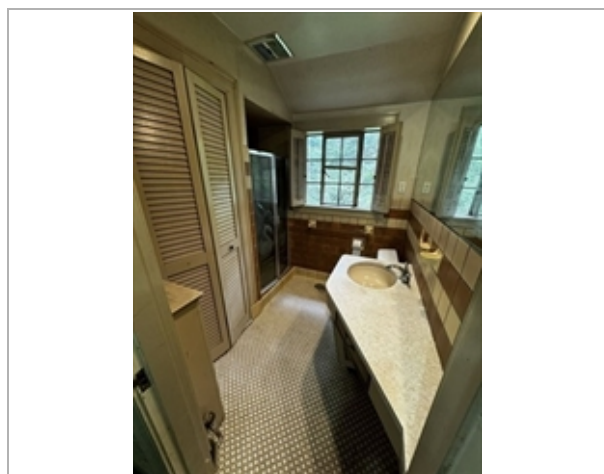
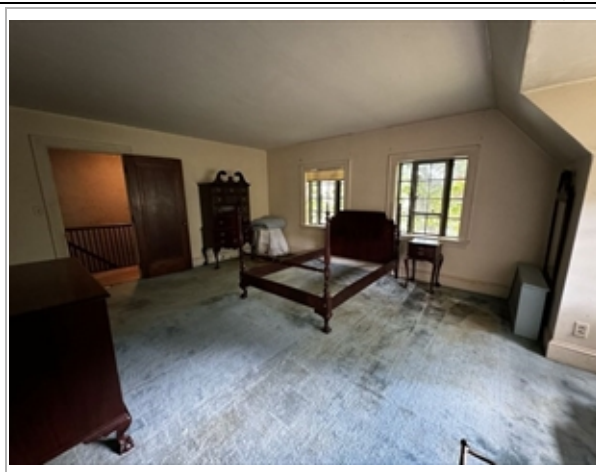
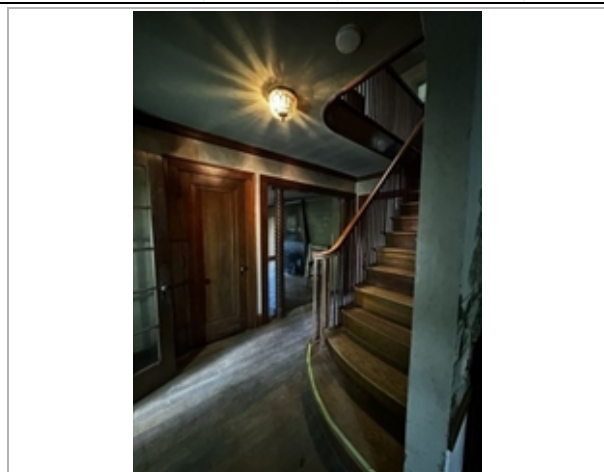
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